

P&Z / BUILDING DEPARTMENT MAY 2017 MONTHLY REPORT

P&Z COMMISSION MEETING APRIL 25, 2017

Present: Planning and Zoning Commissioners Sarah Murphy, Ken Collins, Toby Spencer, Debi Renfroe, John Reeves, and Derryll Anderson

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, Senior Planner Julie Brown, Planner Reginald James, and Deputy City Clerk Valerie Glass

1. Approval of minutes from April 25, 2017 Meeting. – **Motion to Approve**
– Anderson, Second Collins. **Approved unanimously**

OLD BUSINESS

2. **Downtown Fayetteville Hotel, 139 North Glynn Street**, Parcel ID Number 0523-01036. Special Exception. File #17-007 – **Motion to Deny Special Exception, hotel too large** – Renfroe, Second Anderson

For: Renfroe, Anderson. Opposed: Reeves, Collins, Spencer

Motion failed 2-3-0

Motion to approve with the following conditions:

- Front of hotel will be parallel to Highway 85.
- Hotel height will be no higher than 48 feet.

Motion Collins, Second Spencer.

For: Collins, Spencer. Opposed: Renfroe, Anderson, Reeves.

Motion failed 2-3-0

Motion to Table until June 27, 2017 P&Z Meeting. Applicant needs to provide site lines. – Reeves, Second Collins **Approved unanimously.**

Motion to Table until June 27, 2017 P&Z Meeting. Applicant needs to provide site lines. – Reeves, Second Collins **Approved unanimously.**

3. **Diggers Antiques & Uniques, 165 North Glynn Street**, Parcel ID Number 0523-01037. PAE Application. – **Application withdrawn- no action taken.**

NEW BUSINESS

4. **The Shops at Fayetteville, Highway 85 North & Walker Parkway**, Parcel ID Numbers 0538-026, 0538-081, 0538-092 & 0538-101. Annexation & Rezoning. File #17-008. – **Motion to Table until next month's meeting -Collins, Second Anderson. Approved unanimously**

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5. LIDL Grocery, Highway 85 North & Ellis Road, Parcel ID Number 0538-032. Annexation & Rezoning. File #17-009. – [Motion to make Favorable recommendation to Mayor and Council with the following conditions.](#)

1. Applicant provide combination plat with required signature lines (using Final Plat data from Code of Ordinance) signed by one entity.
2. Obtain GDOT permit for site re-development.
3. Provide written narrative of stormwater management, including water quality treatment BMP anticipated and storm water requirements (i.e. underground detention, channel protection, attenuation of 2 through 100-year events, etc.).
[Motion- Collins, Second Renfroe](#)
[For: Collins, Renfroe, Anderson, Spencer. Opposed: Reeves](#)
[Motion carried 4-1-0](#)

6. LIDL Grocery, Highway 85 North & Ellis Road, Parcel ID Numbers 0538-035, and 0539-002. Rezoning. File #17-011. – [Motion to make Favorable recommendation to Mayor and Council to rezone properties to C-3 \(Highway Commercial\) with the following conditions.](#)

1. Applicant provide combination plat with required signature lines (using Final Plat data from Code of Ordinance) signed by one entity.
2. Obtain GDOT permit for site re-development.
3. Provide written narrative of stormwater management, including water quality treatment BMP anticipated and storm water requirements (i.e. underground detention, channel protection, attenuation of 2 through 100-year events, etc.).
[Motion– Collins, Second Anderson.](#)
[For: Collins, Anderson, Renfroe, Spencer. Opposed: Reeves](#)
[Motion carried 4-1-0.](#)

7. Temple Performance, 119 N 85th Parkway, Parcel ID Number 0539-11008. Rezoning. File #17-010. [Application withdrawn- no action taken.](#)

8. Five Below, 110 Pavilion Parkway, Space 110A, Parcel ID Number 0538-019. Elevation Plans Application. File #17-015 [Motion to Approve - Collins, Second Anderson.](#)

[Chair Murphy added friendly amendment that applicant remove signage from elevations.](#)
[Amendment accepted. **Approved unanimously.**](#)

WORK SESSION ITEMS

9. The Overlook, 467 Veterans Parkway, Parcel ID Number 0535-009. Rezoning Application. File #17-013. Ms. Prince reported on a request to rezone approximately 1 acre from R-70 (Single

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Family Residential) to PCD (Planned Community Development) to build a 18, 000 square feet office building. Mr. Jimmy Pace gave an overview of the project. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.

10. Tidal Wave Auto Spa, 750 North Glynn Street, Parcel ID Number 0530-025.

Development Plans Application. File #17-014. Mrs. Gardiner reported on development plans received from Tidal Wave Auto Spa. Mrs. Gardiner stated city code requires the applicant return to city council for plan approval because the current plans are significantly different from the original conceptual plans submitted at the rezoning stage. The applicants gave an overview of the project, and stated they will submit revised plans showing removal of the Highway 85 curb cut as shown on the original plans. The applicant stated they hoped to avoid returning to city council for plan approval. Community Development Director Jahnee Prince interjected that city staff would review the revised plans and determine if the applicant would need to return to city council. The Planning & Zoning Commission was given the opportunity to ask questions of the applicant and render comments.

Chair Murphy called for a motion to adjourn.

Motion to adjourn – Collins, Second Renfroe. *Approved unanimously*

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY MAY 11, 2017

Present: Brian Wismer, Greg Aikin, Greg Taliercio, John Reeves, Len Gough, Vasin Douglas,
Vicki Turner

Note to Applicants: Conditions are required; Recommendations are optional.

Note to Applicants: Conditions are required; Recommendations are optional.

AGENDA

1. Metro Industrial-*Approved as submitted*

640 N. Jeff Davis Drive, Unit B

Sign Review- Wall sign

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Fonts: **Rockwell (Metro)**Swiss (INDUSTRIAL SERVICES) Century Gothic(phone number)

Colors: Orange,Brown,Grey,White (corporate logo) pantone 1595C, pantone 168C, pantone 7544C

Background: Benjamin Moore-HC-36 Hepplewhite Ivory

Committee recommendation:

The phone number would look better if it were a darker color. (brown or black)

2. L'Amour Chic Suites –Approved as submitted

285 S. Glynn Street

Sign Review- Wall sign

Fonts:

Colors: Trim & Letters/Benjamin Moore-HC-142 Stratton Blue (same color as house)

Background: Benjamin Moore-OC-117- Simply White

3. Traditions Massage & Facial Spa – Approved as submitted

275 S. Glynn Street

Sign Review- Wall sign

Fonts:

Colors: Trim & Letters/ Benjamin Moore-HC-166 Kendall Charcoal

Background: Benjamin Moore-HC-36 Hepplewhite Ivory

4. Alva's Caribbean Grill- Approved as submitted

455 S. Glynn Street

Sign Review- Wall sign

Fonts: New Boston

Colors: Trim & Alva's Letters- Black

Caribbean Grill Letters- Benjamin Moore CW-335 King's Red

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Alva's Caribbean Grill (*continued*)

Palm Trees- Benjamin Moore CW-525 Raleigh Green

Background: Benjamin Moore CW-395 Governor's Gold

Committee recommendation:

The sign should have a minimum thickness of 2".

5. WDH Business Consultants- Denied as submitted

400 W. Stonewall Avenue, Suite C

Sign Review- Wall sign

Fonts:

Colors: Letters/Benjamin Moore CW405-Damask Gold, CW80-Carter Gray,

CW625-Prussian Blue

Background: CW10-Capitol White

Committee comments:

The sign as submitted does not meet Main Street signage design guidelines. See examples in Sign and Design Handbook or see adjacent Leslie Pools sign, this is a good example of a proper Main Street District sign.

The sign needs more detail/edges cut out/border etc. Submit font style

Consider adding contact information to sign.

Need to submit a revised rendering for review and approval.

6. The Villages @ Lafayette –Approved with conditons and recommendations

Lennar Builders -Architectural Review- New house plans

Beaufort plans are for 45 foot lots

Beaufort: Elevations D & E

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Conditions for Beaufort D&E plans:

- All front elevation window trim shall be a minimum of 6 inches on any plan.
- All side and rear window trim shall be a minimum of 4 inches on any plan.
- All columns shall be a minimum diameter of 10 inches on any plan.
- The height of any watertable shall be directly underneath the bottom of the first floor window sill. (see Savannah elevation A- triple window for example)
- All column base height shall follow the watertable height.
- All front facing shutters shall be functional and include hardware, hinges and dogears.
- Use 6 inch trim around vent to match other window trim.

The Villages @ Lafayette – (continued)

Lennar Builders -Architectural Review- New house plans

Recommendations:

Beaufort: Elevation D & E

Change vent shape to square.

Walker, George and Jackson plans are for 55-65 foot lots- **Approved with conditons and recommendations**

Conditions for Walker, George and Jackson Classical Revival plans:

- All porches should have a minimum depth of 8 feet.
- All front elevation window trim shall be a minimum of 6 inches on any plan.
- All side and rear window trim shall be a minimum of 4 inches on any plan.
- Height of any watertable shall be directly underneath the bottom of the first floor window sill.
- All column base height shall follow the watertable height.
- All plans should have at least a 2 step up. No at grade entry.
- Use 8 inch header over any windows with louvered shutters.
- Side and rear elevations need mid level band for added architectural feature.
- All plans with front facing shutters shall be functional and include hardware, hinges and dogears.

Conditions for The Walker: Atlanta 3

- Define material for railing.
- Upper level door and middle windows need headers.

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- All columns shall be a minimum diameter of 12 inch for bottom and 10 inch for top columns.

Conditions for The George: Atlanta 4

- Define material for railing.
- All columns shall be a minimum diameter of 12 inch for bottom and 10 inch for top columns.
-

The Villages @ Lafayette

Conditions for The Jackson: Atlanta 5

- All columns shall be a minimum diameter of 10 inches on any plan.
- Need more windows on side elevations. Use real windows where possible, or false windows on lower right and left side elevations.

Recommendations for the Walker, George & Jackson Classical Revival:

- Offer larger width front porches
- Use 6 inch corner trim instead of 4 inch.
- Use the same trim for the cabinet, head, and sill.

Recommendations for the Jackson Classical Revival:

- All windows and sidelights should be 4 over 4.
- Add gable vents on left and right side.
- Change vent shape to round.

Lennar Homes /Sherwin Williams Color Combinations: **Approved with recommendation that applicant pick a new front door color for each color combination below.**

Committee recommends that door colors are bright and colorful. (something that pops)

See SW6244- Naval, and SW2839 – Roycroft Copper Red for examples.

Combo #2

Siding/Shake/B&B/Garage Door: SW7045 -Intellectual Gray

Trim/Gutters/Garage Trim: SW7548 –Portico

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Shutters/Front Door/Metal Roof: SW6152- Superior Bronze

Combo #5

Siding/Shake/B&B/Garage Door: SW9168 –Elephant Ear

Trim/Gutters/Garage Trim: SW2822 – Downing Sand

Shutters/Front Door/Metal Roof: SW6990- Caviar

Lennar Homes /Sherwin Williams Color Combinations *continued*

Combo #12

Siding/Shake/B&B/Garage Door: SW9108 –Double Latte

Trim/Gutters/Garage Trim: SW7530 –Barcelona Beige

Shutters/Front Door/Metal Roof: SW7020- Black Fox

Combo #22

Siding/Shake/B&B/Garage Door: SW7539 –Cork Wedge

Trim/Gutters/Garage Trim: SW7011 –Natural Choice

Shutters/Front Door/Metal Roof: SW6103- Tea Chest

Combo #41

Siding/Shake/B&B/Garage Door: SW6158 -Sawdust

Trim/Gutters/Garage Trim: SW7005 –Pure White

Shutters/Front Door/Metal Roof: SW7054- Suitable Brown

Combo #43

Siding/Shake/B&B/Garage Door: SW7673 –Pewter Cast

Trim/Gutters/Garage Trim: SW7671 –On The Rocks

Shutters/Front Door/Metal Roof: SW7505- Manor House

Combo #17

Siding/Shake/B&B/Garage Door: SW7641 -Collonade Gray

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Trim/Gutters/Garage Trim: SW9166 –Drift of Mist

Shutters/Front Door/Metal Roof: SW7020- Black Fox

Combo #19

Siding/Shake/B&B/Garage Door: SW7024 -Fuctional Gray

Trim/Gutters/Garage Trim: SW7570 –Egret White

Shutters/Front Door/Metal Roof: SW7026- Griffin

Lennar Homes /Sherwin Williams Color Combinations *continued*

Combo #46

Siding/Shake/B&B/Garage Door: SW9174 –Moth Wing

Trim/Gutters/Garage Trim: SW7530 – Barcelona Beige

Shutters/Front Door/Metal Roof: SW7047- Porpoise

Combo #59

Siding/Shake/B&B/Garage Door: SW9117 –Urban Jungle

Trim/Gutters/Garage Trim: SW7506 –Loggia

Shutters/Front Door/Metal Roof: SW9125- Oliva Oscuro

Combo #60

Siding/Shake/B&B/Garage Door: SW9025 –Coriander Powder

Trim/Gutters/Garage Trim: SW9110 –Malabar

Shutters/Front Door/Metal Roof: SW6083- Sable

Lennar Homes /SWAmerica's Heritage Color Combinations: -All Approved as submitted

Combo #1

Body: SW0032 –Needlepoint Navy

Trim: SW0050- Classic Light Bluff

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Accent:SW2853- New Colonial Yellow

Accent 2: SW0045- Antiquarian Brown

Combo #2

Body: SW0032 –Needlepoint Navy

Trim: SW0050- Classic Light Bluff

Accent:SW2853- New Colonial Yellow

Accent 2: SW0045- Antiquarian Brown

Lennar Homes /SWAmerica's Heritage Color Combinations *continued*

Combo #3

Body: SW0032 –Needlepoint Navy

Trim: SW0050- Classic Light Bluff

Accent:SW2853- New Colonial Yellow

Accent 2: SW0045- Antiquarian Brown

Combo #4

Body: SW0032 –Needlepoint Navy

Trim: SW0050- Classic Light Bluff

Accent:SW2853- New Colonial Yellow

Accent 2: SW0045- Antiquarian Brown

Combo #5

Body: SW0032 –Needlepoint Navy

Trim: SW0050- Classic Light Bluff

Accent:SW2853- New Colonial Yellow

Accent 2: SW0045- Antiquarian Brown

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Combo #6

Body: SW0032 –Needlepoint Navy

Trim: SW0050- Classic Light Bluff

Accent:SW2853- New Colonial Yellow

Accent 2: SW0045- Antiquarian Brown

Combo #7

Body: SW0032 –Needlepoint Navy

Trim: SW0050- Classic Light Bluff

Accent:SW2853- New Colonial Yellow

Accent 2: SW0045- Antiquarian Brown

Lennar Homes /SWAmerica's Heritage Color Combinations

Combo #8

Body: SW0032 –Needlepoint Navy

Trim: SW0050- Classic Light Bluff

Accent:SW2853- New Colonial Yellow

Accent 2: SW0045- Antiquarian Brown

Combo #9

Body: SW0032 –Needlepoint Navy

Trim: SW0050- Classic Light Bluff

Accent:SW2853- New Colonial Yellow

Accent 2: SW0045- Antiquarian Brown

Combo #10

Body: SW0032 –Needlepoint Navy

Trim: SW0050- Classic Light Bluff

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Accent:SW2853- New Colonial Yellow

Accent 2: SW0045- Antiquarian Brown



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	RETAIL	INDUSTRIAL	OFFICE
2nd Q 2016	6.52%	5.00%	12.82%
3rd Q 2016	6.50%	5.00%	10.04%
4th Q 2016	6.50%	5.00%	10.04%
1st Q 2017	6.50%	7.00%	9.70%

Overall Vacancy Rate = **7.34%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	May 2017	2017 YTD Total	2016 YTD Total
Annexation and Rezoning	1	1	0
Rezoning	1	1	3
Preliminary Plat	0	0	2
Site Development Plan	0	0	7
Elevation Plan	1	3	2
Variance	0	2	2
Special Exception	0	3	3
Amendment to the Zoning Ordinance	0	0	0
Amendments to other ordinances or Bylaws	0	2	1
Comprehensive Plan Text or Future Land Use Map Update	0	1	0
Totals	3	13	20

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**BUILDING PERMIT ACTIVITY REPORT
MAY 2017**

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2017	YEAR TO DATE 2016
101	Permits/Inspection Fees	\$28,124.14	\$110,465.67	\$173,551.94
2	Impact Fees	\$3,247.44	\$81242.80	\$115,967.68
103	TOTALS	\$31,371.58	\$191,708.47	\$329,519.62

NEW RESIDENTIAL ACTIVITY			
		MAY-2017	YEAR TO DATE 2017
New Single Family Permits Issued		0	14
Single Family CO's Issued		2	9

FORECLOSURE STATISTICS

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

CITY OF FAYETTEVILLE FORECLOSURE 2017														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	2	6	2	0	2								10	2.4
Actual	3	0	0	2	3								8	1.6

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SUBDIVISION LOTS PERMIT STATUS 2000 - 5/31/2017

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	42	9
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forrest PH1B U1	March 2017	43	1	42
Oakleigh Manor	October 2016	77	15	62
TOTAL	TOTALS	1076	886	190